



COUNTY OF PLACER
**DONNER SUMMIT MUNICIPAL ADVISORY
COUNCIL**

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04/19/18 MEETING MINUTES: APPROVED 7/19/18
MINUTES OF THE REGULAR MEETING OF
THE DONNER SUMMIT MUNICIPAL ADVISORY COUNCIL
Thursday April 19, 2018

Pursuant to notice given, the regular meeting of the Donner Summit Municipal Advisory Council (DSMAC) was held on Thursday April 19, 2018 at the Judah Lodge at Sugar Bowl in Norden, California.

1. Call to Order

CHRISTOPHER PARKER called the meeting to order at 6:09 PM. A quorum was established.

MEMBERS PRESENT: Parker, Malberg, and Wiggins.

MEMBERS ABSENT: Wexler

STAFF PRESENT: Romack and Friedman

2. MAC Member Introductions

3. Approval of Agenda

It was agreed items may be taken out of order.

MALBERG/WIGGINS/UNANIMOUS

4. Approval of Minutes of October 19, 2017

MALBERG/WIGGINS/UNANIMOUS

5. Reports

A. Supervisor/Tahoe Field Representative Reports

ROMACK reported the first meeting of the Capital Projects Advisory Committee (CAP) is scheduled for May 1st at 6:00 PM at the Kings Beach Event Center. After this initial meeting, the CAP will meet the last Thursday of each month at various locations. Donner Summit residents Krista Voosen and Greg Dallas are both on the 13 person committee.

The Board of Supervisors meets at the Kings Beach Event Center on Tuesday April 24. The agenda includes an update on the Tahoe City Firehouse proposals and on eastern Placer County Capital Projects.

ROMACK reminded the group that SUPERVISOR MONTGOMERY hosts Coffee Talks at 9AM on the 4th Thursday of every month at the County offices in Tahoe City.

B. Community Reports

No reports were given.

The MAC is composed of appointed community members whose purpose is to advise the Board of Supervisors about activities and problems of the area represented. Residents are encouraged to attend and talk about issues important to them. More info at www.placer.ca.gov/bos/mac. Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in public meeting. If you require disability-related modifications or accommodations, including auxiliary aid or services, to attend or participate in this meeting, please contact the Board of Supervisor's Office.



6. Public Comment

BETH TANHOF announced an area-wide community clean-up day is scheduled for June 2. Volunteers can meet at the General Store at 9:00 AM.

7. Information Item

- A. Norden Cross: Norden Cross is a proposed project located at the intersection of Old Donner Summit Road and Mule Ears Drive on Donner Summit. The project applicants are proposing a year-round alpine community with an estimated 50 small-footprint cabins clustered in groups throughout 27 acres. Presenters: Nathan Wieler and Jake Favour, Douglas Sierra LLC**

PARKER recused himself from this item. MALMBERG chaired this portion of the meeting.

WIELER presented the proposal for Norden Cross, clustered cabins that offer a “snowbound village” in the winter and “camp-like” environment in the summer. He discussed the inspiration for the project and values the design team embraced. WIELER showed the site on a map.

FAVOUR, Director of Design for Douglas Sierra, explained the project represents a collaboration of world-class designers and architects. He showed pictures of similar projects. This proposal is for 500 – 1500 square foot cabins that sleep 4-8 people. Community space includes amenities such as a sauna and spa, open air pavilion, and playground, all designed around the natural environment. Local architects and engineers are serving as advisors and consultants.

WIELER presented a proposed timeline from permitting in 2018/19 to occupancy in 2022/23. He showed aerial photos of the existing site and a photo-simulation with an overlay of Norden Cross. The first cabins will be on septic and a well, but plans call for eventual tie-ins to Tahoe Donner PUD for utilities. Proposed zoning, roadways, and parking were described.

The Council asked questions clarifying the presentation including timeframes, utilities, and zoning. Although the economics of the project are still being developed, it is expected the cabins will sell in the \$500,000 - \$1,000,000 range. In addition, a homeowners association will be formed.

The item was open to public comment. BETH TANOFF and VALEN BROST asked questions clarifying details of the project, including the location, utilities, parking, and access to the project.

CRAIG DALLAS, CEO of Sugar Bowl, said that in general, Sugar Bowl is pro-development and cited examples of projects the resort has supported. He said Norden Cross is not new to him as he has been working with WIELER and his team for almost four years. A Letter of Intent was developed based on early discussions. The current proposal is almost five-times the size of the original plan. The past 18 months have been spent in additional discussion. DALLAS said Sugar Bowl can no longer support this project because of the density, which he feels does not lend to the feel and heritage of the area. Also, there was a proposal made to the railroad regarding creating a

quiet zone, but given the proposed paved road, that would not be an option. DALLAS said he supports this team and appreciates the work and thought that's gone into the proposal, but as it currently stands, this is not something Sugar Bowl supports.

WIELER responded to DALLAS' remarks, explaining how the current proposal reflects what is economically and operationally viable. He feels this small village concept attracts a different market that is an asset to the community.

Discussion followed regarding components of the project.

B. Sustainability Plan: Planning Services Division staff will provide an update on the County's efforts to prepare a Sustainability Plan. Placer County is in the process of developing a Sustainability Plan, which is intended to identify programs and policies that address climate change and reduce greenhouse gas emissions, while also identifying ways to maximize economic benefits related to energy savings, operational cost savings, and other benefits for the county and the community.

Presenter: Angel Green, Planning Services, Placer County

GREEN began her presentation explaining what a Sustainability Plan is and the Board of Supervisors direction to staff to prepare it. There are four components of the Plan, including the Greenhouse Gas Inventory that describes the current situation, Reduction Strategies, Feasibility & Implementation, and Vulnerability/Adaptation. GREEN described the climate risks in Placer County, including the impact of the drought that's weakening trees, and how CEQA and other state and local regulations impact the Plan.

Using an inventory done in 2005 as a baseline, the 2015 study indicated the largest sector of greenhouse gas emissions comes from vehicles. Second was household uses. However, there was improvement from the 2005 study.

The next step is to develop a forecast and targets for 2020, 2030, and 2050 based on changes in demographics and compliance to regulations. GREEN discussed the public outreach being done to inform the process, including a Technical Advisory Committee, public presentations, and stakeholder meetings. The draft Plan is expected to be released in August 2018 with the final presented to the Board of Supervisors in early 2019. More information is available at placer.ca.gov/sustainplacer.

GREEN answered questions from the Council, saying greenhouse gases come from a variety of sectors, including vehicles and fertilizers.

The topic was open to public comment. BETH TANOFF asked how the proposed measures will be enforced. GREEN said the strategies will be included in CEQA and new developments will be required to adhere to them.

C. Regional Bikeway Plan Update: The Department of Public Works and Facilities and the Placer County Transportation Planning Agency (PCTPA) is partnering to update the Placer County Regional Bikeway Plan which identifies the future bikeway improvements proposed in the unincorporated areas of Placer County and integrates bikeway planning efforts of the six incorporated cities to create a regional bikeway system. Staff will present an overview of the recommended bikeway network for your information and feedback.

Presenters: Aaron Hoyt, PCTPA and Stephanie Holloway, DPWF

REBECCA SOLOMON from Placer County DPW presented this item. The Regional Bikeway Plan was originally adopted in 2002 and is now being updated. The timing coincides with the Placer County Park & Trail Master Plan and other initiatives throughout the County and connecting areas. SOLOMON explained bikeway trails are not just for recreation like Class 1 trails, but a bike lane along the roadway or separated, but still a part of the road. Bikeways are most often used to supplement other modes of transportation and used for those riding bikes to commute to work or school. She showed a map of potential connections throughout Placer and Nevada Counties, including the Donner Summit and Resort Triangle areas.

SOLOMON described the funding for the Plan and proposed improvements. It is expected that this plan will be presented to the Board of Supervisors in June.

PARKER noted the need for this type of amenity. He pointed out areas where dedicated climbing lanes are proposed and felt that is an absolute need. A lot of people use this area for training rides and the opportunity to not conflict with vehicle traffic would be welcomed. There is currently a federal grant being used to address Donner Pass Road. PARKER encouraged the County to include the bikeway in that work.

D. Countywide Park & Trail Master Plan: County staff will provide an update on the progress of the Countywide Park & Trail Master Plan, which is expected to be complete in late 2018 and will guide recreational development and operation in Placer County for the next 10 years.

Presenters: Andy Fisher and Ted Rel, Placer County Parks Division

LISA CARNAHAN of Placer County Parks presented the update on the Master Plan, which included an inventory of existing facilities, a section on community desires based on surveys, focus groups, and public presentations, and a plan for recreational amenities moving forward.

An overwhelming majority of the 2400 people responding to the survey indicated they participate in some sort of leisure activity. The trails were the number one amenity used for walking, hiking, accessing the back country, biking, and dog walking. CARNAHAN discussed the generally accepted service levels and levels in Placer County, which are generally higher. Almost 2/3 of respondents identified park funding as an “essential” or “high” priority. The responses were split on improving existing facilities, with slightly more people supporting obtaining additional resources.

Priorities identified included more and better connected trails, better mapping and signage, and on the west side of the County, the Emigrant Trail. On the east side, connections on the Resort Triangle were important. Connecting trails regionally was a priority identified by all. The next step is for the Master Plan to go through the environmental review process beginning in spring 2018, with the final Plan going to the Board of Supervisors in 2019.

The topic was open to public comment. A brief discussion followed regarding strategies to continue gathering public input. BETH TANOFF suggested a park with a playground would be well received in this area.

Public comment was closed and the Council asked questions regarding options to continue offering public comment. MALBERG supported the idea of a park in the Donner Summit area, noting the Soda Springs Area Plan identified the need for a gathering place. A questionnaire was distributed for additional comments and suggestions.

8. Action Item

- A. Selection of Chair and Vice Chair: At the beginning of each year, MAC members move to select a chair and vice chair to lead the monthly MAC discussions.**

Motion to appoint Chris Parker as Chair of DSMAC. MALBERG/WIGGINS/UNANIMOUS

Motion to appoint Pat Malberg as Vice-Chair. PARKER/WIGGINS/UNANIMOUS

9. Future Agenda Items

- Railroad presentation including discussion of crossings and graffiti removal
- Truckee North Tahoe Transportation Management Association (TNT TMA) tabled from January
- Draft Mitigation Report

10. Adjournment at 8:21 PM to next regular meeting on July 19, 2018

Respectfully submitted,
Judy Friedman, Recording Secretary